

NO TRANSFER
TAX PAID

DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE
007696

THIS deed is made by Paul J. Pooler, Personal Representative of the Estate of Edith M. Pooler, Deceased, Grantor, TO Paul J. Pooler and Farolyn M. Nicholas, both of Winslow, County of Kennebec and State of Maine, Grantees.

WHEREAS, the Last Will of Edith M. Pooler, deceased, was duly admitted to probate in the Probate Court of Kennebec County, Maine; and

WHEREAS, Grantor was duly appointed Personal Representative of said estate and is now qualified and acting in said capacity; and

WHEREAS, the Grantees are determined to be the persons entitled to distribution of the hereinafter described real property, and Grantor is authorized to distribute the same to Grantees.

NOW, THEREFORE, Grantor conveys, assigns, transfers and releases to Grantees the following described real property:

The UNIT known and designated as Unit #16 in RIDGEWOOD WEST CONDOMINIUMS, located in ~~Waterville~~ Kennebec County, State of Maine, as shown on the Condominium Plat by Melvin Beck, Professional Engineer, entitled "Ridgewood West Condominiums", and filed in the Kennebec County Registry of Deeds in Plan File #E-87232. Specific reference is made to the RIDGEWOOD WEST CONDOMINIUM Declaration under the Maine Condominium Act of Revised Statutes of the State of Maine, which Declaration is dated December 3, 1987 and is recorded in said Registry of Deeds in Book 3280, Page 162, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium), are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-87233 through #E-87236.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

BEING the same premises conveyed to Edith M. Pooler by warranty deed from FSD Associates, Inc. undated and recorded on January 11, 1988 in the Kennebec County Registry of Deeds in Book 3293, Page 58.

together with all tenants, hereditaments and appurtenances thereto belonging, but subject to easements and restrictions of record.

EXECUTED: March 10, 1999

Estate of Edith M. Pooler

By: 
Paul J. Pooler
Personal Representative

STATE OF MAINE
KENNEBEC, SS.

Date: March 10, 1999

Before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county and state, personally appeared Paul J. Pooler, as Personal

BK 5896PG 072

32-63-16

Representative of the Estate of Edith M. Pooler, deceased, to me known to be the identical person who executed the foregoing deed of distribution and acknowledged the same to be his free act and deed.

Before me,

David E. Bernier
Notary Public
David E. Bernier

RECEIVED KENNEREC SS.

1999 MAR 19 AM 9:00

ATTEST: Laura R. Meane
REGISTER OF DEEDS